



ADVISORY BOARD MINUTES

CITY DEVELOPMENT DEPARTMENT

Wednesday, July 18, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 7

Joanne Burt, James H. Tolbert, Andres Quintana, Bill Addington, (arrived 1:40 p.m.), Kevin von Finger, Charlie S. Wakeem, Chair

Members Absent: 2

Katrina M. Martich and Richard L. Thomas

Vacancies: 0

Planning and Economic Development Staff:

David Coronado, Lead Planner; Fred Lopez, Comprehensive Plan Manager; Carlos Gallinar, Comprehensive Plan Manager; Kimberly Forsyth, Lead Planner; Alex Hoffman, Lead Planner; Elizabeth Gibson, Senior Planner; Harrison Plourde, Planner; Michael McElroy, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Marcia Tuck, Parks & Recreation, Open Space, Trails and Parks Coordinator; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PBS; Judy Ackerman, Secretary, Franklin Mountain Wilderness Coalition; Dr. Richard C. Bonart, DVM, EPWU-PSB Board Member

1. Meeting Called to Order

Chair Wakeem called the meeting to order 1:30 p.m.

2. Call to the Public (items not listed on the agenda)

None.

3. Discussion and Action

- a. Nomination and election of new Open Space Advisory Board Officers

Chair Wakeem opened the floor for Chair and Vice-Chair nominations.

Mr. Tolbert nominated Charlie Wakeem as Chair.

Ms. Burt nominated Jim Tolbert as Vice-Chair.

Mr. von Finger seconded the two Motions.

No further nominations.

NOMINATION/ELECTION OF OPEN SPACE ADVISORY BOARD CHAIRMAN

MOTION:

*Motion made by Mr. Tolbert, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO ELECT CHARLIE WAKEEM, CHAIR, OPEN SPACE ADVISORY BOARD.***

ABSTAIN: *Bill Addington*

NOMINATION/ELECTION OF OPEN SPACE ADVISORY BOARD VICE-CHAIRMAN

MOTION:

*Motion made by Ms. Burt, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO ELECT JIM TOLBERT, VICE-CHAIR, OPEN SPACE ADVISORY BOARD.***

b. Approval of Minutes: June 6, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions for the June 6, 2012 meeting.

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Chair Wakeem requested Staff delete the following:

~~Mr. Gallinar agreed; however, he stated that, in this particular case, what Mr. Tolbert said is absolutely true.~~ And include the language that would clarify that which Mr. Gallinar is referring to (PowerPoint presentation slide).

Mr. Gallinar read the following into the record:

LOW IMPACT DEVELOPMENT

*Unless accounted for in some way, the velocity of stormwater can become quite destructive. We all know that rainwater washing off our roofs, sidewalks, asphalt and other impermeable surfaces races downhill. Our urban development has removed many features can soak-up and otherwise handle stormwater: plants, natural ground, natural swales in the landscape and so forth. Just like the development that has created urban sprawls of cul-de-sacs and strip malls, smart growth development (although it addresses density and quality of life issue while preserving more natural features) does not address storm water management. So, whatever the development may be along arroyos, that development impacts water flow in the arroyos and engineering will all tell you that **arroyos need to be modified in some way to provide flood control.***

A tool for preserving natural features such as arroyos in their natural state in green infrastructure/low impact development which employs more pocket parks and linear parks and shallow depressions to manage stormwater rather than one big drain – the arroyo itself.

-- Jim Tolbert, El Paso Naturally

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Chair Wakeem requested Staff revise:

2. The Osab made a recommendation to the City Council to downsize the 5,000 acres of PSB land, located on the Westside to ~~R-3~~ **URD** zoning.

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Ms. Martich requested Staff revise:

... in close proximity ~~because of~~ ...

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Ms. Martich requested Staff revise:

... junior high students **to the outdoors by** ~~to make~~ **ing** ...

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Ms. Martich requested Staff revise:

Ms. Martich noted parking for Chuck Heinrich Park could be problematic on the weekends, **due to heavy usage of the existing parking lot.**

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Ms. Martich requested Staff revise the following:

Ms. Martich noted that the area is doing excellent duty, as passive recreation, for dog walking, hiking and biking. Should it become an official City Park, what would be involved in maintenance and management, above and beyond, the passive open space it is used for current.?

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Chair Wakeem requested:

2. **THAT IF IT RESULTS IN A ~~NEGATORY~~ **NEGATIVE** DETERMINATION FROM PSB, THAT THEN THE OPEN SPACE ADVISORY BOARD RECOMMENDS TO CITY COUNCIL THAT IT BE REZONED TO NATURAL OPEN SPACE.**

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Chair Wakeem referred to the last sentence of the page, "Mr. Coronado interjected Staff will draft a letter, have the Chair sign it, and deliver it to Mr. Archuleta". **Mr. Coronado responded he would draft that letter this week.**

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Chair Wakeem requested Staff revise:

... Mr. Jim Carrillo, Consultant, Half Associates, Inc., who developed the Open Space Master Plan, ~~recently~~ gave a 53-page PowerPoint presentation to City Council. ...

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Chair Wakeem requested Staff revise:

1. Would **not** like to see more grass.
6. **Golden** Open space opportunities
7. **Golden** Open space opportunities

No other additions or corrections.

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR JUNE 6, 2012.***

c. Changes to the Agenda

Mr. Coronado requested that Item 10 be moved to the forefront of the agenda upon the arrival of Mr. Shubert.

4. **Discussion and Action:** Update from staff regarding the NW Master Plan with focus on preserving the arroyos in their natural state as well as fulfilling OSAB's other recommendations from February 1, 2012, which are to use conservation easements on open space, bridges across arroyos and consideration for smaller parks.

Contact: Charlie Wakeem, charliewak@sbcglobal.net

Presentation was given by Mr. Gallinar.

Mr. Gallinar responded to questions and/or comments from:

1. Mr. von Finger
2. Chair Wakeem

Ms. Cuellar responded to questions and/or comments from:

1. Mr. von Finger

The following commented:

1. Chair Wakeem
2. Dr. Bonart
3. Ms. Burt
4. Mr. Valdez

NO ACTION WAS TAKEN.

5. **Discussion and Action:** Quarterly report from the Planning Division Subdivisions Section regarding land studies and plats approved in the Mountain and Hillside Development Areas. Contact: Kimberly Forsyth, ForsythKL@elpasotexas.gov

Presentation was given by Ms. Forsyth.

Ms. Forsyth responded to questions and/or comments from:

1. Chair Wakeem
2. Mr. von Finger
3. Ms. Ackerman
4. Mr. Tolbert
5. Mr. Addington

Prior to the vote, the following commented:

1. Ms. Cuellar

Mr. Addington introduced a motion to appoint a subcommittee to review Title 19 of the City of El Paso City Code regarding regulations on development in arroyos.

MOTION:

*Motion made by Mr. Addington, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED TO APPOINT A SUBCOMMITTEE TO REVIEW TITLE 19 OF THE CITY OF EL PASO CITY CODE REGARDING REGULATIONS ON DEVELOPMENT IN ARROYOS.***

Chair Wakeem appointed Mr. Addington, Ms. Martich and Mr. Tolbert to subcommittee. Board made no decision on establishing a schedule of times to meet for the subcommittee.

- 10. Discussion and Action:** Acquisition of properties in the Keystone Heritage Park area.
Contact: Alan Shubert, ShubertAR@elpasotexas.gov

Presentation was given by Mr. Shubert.

Mr. Shubert responded to questions and/or comments from:

1. Mr. von Finger

NO ACTION WAS TAKEN.

- 6. Discussion and Action:** Status of stormwater funding for Open Space acquisition and restoration. Contact: Rudy Valdez, rvaldez@EPWU.org

Presentation was given by Mr. Valdez.

Mr. Valdez responded to questions and/or comments from:

1. Chair Wakeem
2. Mr. Tolbert
3. Ms. Ackerman

Mr. Cedillos responded to questions and/or comments from:

1. Mr. Tolbert
2. Ms. Ackerman

Prior to the vote, the following commented:

1. Chair Wakeem

MOTION:

*Motion made by Mr. Tolbert, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO REITERATE TO PSB THE BOARD'S PREFERENCE FOR PRIORITIZING THE ACQUISITION OF CRITICAL OPEN SPACE WITH THE STORMWATER FUNDING.***

7. **Discussion and Action:** Cement Lake acquisition status report by El Paso Water Utilities. Contact: Rudy Valdez, rvaldez@EPWU.org

Presentation was given by Mr. Valdez.

Mr. Valdez responded to questions and/or comments from:

1. Chair Wakeem
2. Mr. von Finger
3. Mr. Addington

Prior to the vote, the following commented:

1. Ms. Burt
2. Mr. Tolbert

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Addington and **UNANIMOUSLY CARRIED TO RECOMMEND THAT THE SPRING AREA FEEDING CEMENT LAKE BE INCLUDED IN THE ACQUISITION OF THE LAKE ITSELF.***

8. **Discussion and Action** on whether to direct the Open Space Advisory Board to engage the Texas Department of Transportation regarding the Loop 375 Border Highway West project, as it relates to Cement Lake, and to report back to Council any potential impact the TXDOT project may have on the preservation of Cement Lake to include any recommendations from the Board on how to minimize any potential impacts.

Contact: Charlie Wakeem, charliewak@sbcglobal.net

Prior to the vote, the following commented:

1. Ms. Cuellar
2. Mr. Tolbert
3. Mr. von Finger

MOTION:

Motion made by Mr. Tolbert.

Mr. von Finger introduced an amendment to Mr. Tolbert's motion, which Mr. Tolbert accepted.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Burt and CARRIED TO REQUEST PERMISSION FROM CITY COUNCIL TO REQUEST A PRESENTATION FROM TXDOT REGARDING BOTH THE LOOP 375 BORDER HIGHWAY WEST PROJECT, AS IT RELATES TO CEMENT LAKE, AND THE IMPACT OF THE WIDENING OF INTERSTATE 10 ON KEYSTONE HERITAGE PARK AND CEMENT LAKE.

- 9. Discussion and Action:** Status report by the Parks and Recreation Department regarding the designated state trailheads approved by City Council on June 21, 2011.

Contact: Marcia Tuck, (915) 541-4020, tuckmj@elpasotexas.gov

Presentation was given by Ms. Tuck.

Ms. Tuck responded to questions and/or comment from:

1. Ms. Ackerman
2. Chair Wakeem
3. Mr. Tolbert

The following commented:

1. Mr. Valdez

NO ACTION WAS TAKEN.

- 11. Discussion and Action:** Items for Future Agendas.

Chair Wakeem requested:

Staff provide an list of owners of undeveloped properties in the East El Paso Greenbelt area.

Mr. von Finger requested:

An update on the progress of the Rio Bosque Feasibility Study previously discussed as Item 5 of the June 6, 2012 OSAB meeting.

Ms. Burt requested:

A report from Parks & Recreation on the decision making process behind the failure to require trees in park landscaping standards.

12. Adjournment

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO ADJOURN.